164.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	731,500	/	731,500
USE VALUE:	731,500	/	731,500
ASSESSED:	731,500	/	731,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		ACTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GREEK ORTHODOX CHURCH
Owner 2:	
Owner 3:	
Street 1:	4 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TAITSOPOULOS APOSTOLOS/TRS -
Owner 2:	VISION REALTY TRUST -
Street 1:	7 ANGELA CIRCLE
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Wood Shingle Exterior and 1838 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	307,900	3,600	420,000	731,500
Total Card	0.138	307,900	3,600	420,000	731,500
Total Parcel	0.138	307,900	3,600	420,000	731,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.10 | /Parcel: 398.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 108868
GIS Ref:
GIS Ref:
Insp Date: 10/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 164.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	308,100	3600	6,000.	420,000	731,700	731,700	Year End Roll	12/18/2019
2019	101	FV	238,500	3600	6,000.	420,000	662,100	662,100	Year End Roll	1/3/2019
2018	101	FV	238,500	3600	6,000.	372,000	614,100	614,100	Year End Roll	12/20/2017
2017	101	FV	238,500	3600	6,000.	312,000	554,100	554,100	Year End Roll	1/3/2017
2016	101	FV	238,500	3600	6,000.	312,000	554,100	554,100	Year End	1/4/2016
2015	101	FV	225,000	3600	6,000.	270,000	498,600	498,600	Year End Roll	12/11/2014
2014	101	FV	225,000	3600	6,000.	261,000	489,600	489,600	Year End Roll	12/16/2013
2013	101	FV	225,000	3600	6,000.	248,400	477,000	477,000		12/13/2012

!12731!

PRINT

Date	Time
12/11/20	02:47:20

LAST REV

Date	Time
10/15/18	09:40:16

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12731

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAITSOPOULOS AP	54832-592		6/15/2010	Intra-Corp	10	No	No		
CHALFEN GARRETT	48848-184		1/17/2007		486,500	No	No		
ARNOLD ROBERT P	45807-162		8/25/2005		499,000	No	No		
	13921-429		3/1/1980		49,500	No	No		Y

USER DEFINED

Prior Id # 1:	108868
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/1996	113		2,500					REMODEL PART OF BS

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
12/17/2008	Measured	345	PATRIOT
12/3/2008	MLS	MM	Mary M
3/13/2007	MLS	HC	Helen Chinal
12/9/2005	MLS	MM	Mary M
1/20/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	263	PATRIOT
7/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	8									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	420,000	Spl Credit		Total:	420,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	2	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	171.139
Other Features:	66500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378272
Depreciation:	70359
Depreciated Total:	307913

COMMENTS

OF=TOILET ON FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

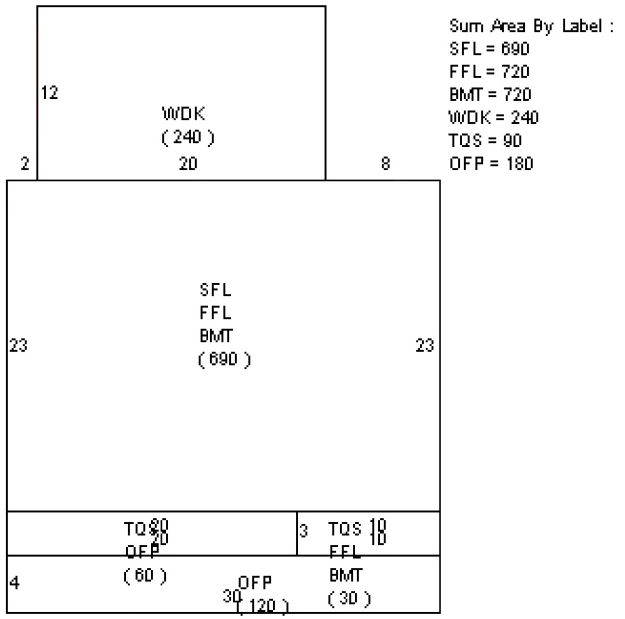
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



Sum Area By Label :
SFL = 690
FFL = 720
BMT = 720
WDK = 240
TQS = 90
OFP = 180

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.14
Special Features:	0	Val/Su Net:	117.61
Final Total:	307900	Val/Su SzAd	208.39

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	72.260	52,030
FFL	First Floor	720	171.140	123,220
SFL	Second Floor	690	171.140	118,086
WDK	Deck	240	9.910	2,379
OFP	Open Porch	180	25.030	4,505
TQS	3/4 Story	68	171.140	11,552

Net Sketched Area:	2,618	Total:	311,772
Size Ad	1477.5	Gross Are	2640	FinArea	1838
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						
3	Garage	D	Y	1	12X19	A	AV	1914	25.96	T	40	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600

IMAGE

AssessPro Patriot Properties, Inc